

OFFICIAL MINUTES JULY 24, 2013
CITY OF GUNNISON PLANNING AND ZONING COMMISSION
REGULAR MEETING

7:00PM

Page 1 of 3

MEMBERS	PRESENT	ABSENT	EXCUSED
Erik Niemeyer	X		
Erich Ferchau			X
Andy Tocke	X		
Bob Beda			X
Greg Larson	X		
Stephanie White	X		
Councilor Stu Ferguson	X		

OTHERS PRESENT: Community Development Director Steve Westbay, Planner Andie Ruggera and Planning Technician Pam Cunningham

I. CALL TO ORDER AT 7:00 PM BY CHAIR GREG LARSON

II. PLEDGE OF ALLEGIANCE TO THE FLAG

III. UNSCHEDULED CITIZENS. There were none.

IV. CONSIDERATION OF THE JULY 10, 2013 MEETING MINUTES. Councilor Ferguson moved and Commissioner Niemeyer seconded to approve the July 10, 2013 meeting minutes as corrected.

Roll Call Yes: Tocke, Larson, Niemeyer, Ferguson
Roll Call No:
Roll Call Abstain: White
Motion carried

V. ANNUAL THREE MILE REVIEW.

Planner Ruggera explained that under *State Statute*, the *Three Mile Plan* must be reviewed annually. She reviewed the existing Three-Mile Plan documents: the *Three Mile Plan*, the *Three Mile Plan Intergovernmental Agreement*, and the *Wastewater Treatment Facility Agreement*. She reviewed the maps of the Three Mile Boundary and Urban Growth Boundary and explained the proposed Three Mile Buffer and the proposed Urban Growth Boundary.

Commissioner Niemeyer asked about the [1 foot wide] sliver of land west of the Palisades subdivision. Director Westbay explained that the City and the property owner tried to work with the Assessor to quit claim the land but the Assessor wouldn't accept the quit claim deeds. The landowner is going to quit paying property taxes and let the Assessor take it to tax court. If that happens and the Assessor takes ownership of the property then, if the City so desires, the City can purchase it. However, it is already within the city limits, so it does not have to be annexed.

Planner Ruggera reviewed the Staff Observations and Director Westbay explained that the Three-Mile review has to happen annually in case there is an application for annexation.

Commissioner Niemeyer asked why funding will be needed for the Three Mile Plan update. Director Westbay replied that under the *Statutes* the City can prevail upon future road extensions. The County is the keeper of the real estate in the three mile area and seeking those sources of

funding is necessary because two entities are working for a similar cause and a third party will be needed to help in the discussion. Also, with the potential listing of the Gunnison Sage-grouse, growth and development have been the primary issue in that federal action. It would be incumbent upon the US Fish and Wildlife Service, the Colorado Department of Parks and Wildlife and the County to discuss the issue in the *Three Mile Plan*. This creates the need for specialized consulting. If the Gunnison Sage-grouse is listed every new development in the Occupied Habitat in the Three Mile area would be subject to federal review. It would be in the community's best interest to get a handle on it and deal with it. The City would ask all parties to bring resources to the table, especially if the listing occurs.

Councilor Ferguson stated that the proposed Three Mile boundary change makes sense.

Commissioner Niemeyer moved, Councilor Ferguson seconded and the Commission voted to approve the Annual Three Mile Review.

Roll Call Yes: Tocke, Larson, White, Ferguson, Niemeyer
Roll Call No:
Roll Call Abstain:
Motion carried

VI. COUNCIL UPDATE. Councilor Ferguson updated the Commission on recent Council business:

- The item of most interest is that the Council discussed economic development at their retreat. Council has gone through an exercise to identify what the priorities might be. Downtown revitalization came out at the top of the list. It is obvious that Council's preference is to look at downtown to see what might be able to be done, such as traffic calming and a pedestrian mall. At City Fest there will be opportunity for people to give input.

Chair Larson asked if Council is thinking about a Downtown Authority. Councilor Ferguson responded that an authority would need a huge amount of support so Council will probably look at other areas. There is not a specific focus.

Chair Larson asked if there is grant funding available. Director Westbay responded that several similar initiatives have been undertaken in the past. A few years ago DOLA and Downtown Inc. gave suggestions on wayfinding, signage, tree pruning, branding, the IOOF Park and clutter on sidewalks. He observed that the Main Street corridor has been busy all summer with many people attending the Farmers Market, and that "downtown" is functioning. One of the main issues is parking, which is very emotional for business owners. Traffic consultants have suggested installing parking meters, but that wouldn't go over too well. A few years ago Bill Fox was going to do a parking and traffic circulation study in conjunction with a pedestrian mall. That did not move forward.

Councilor Ferguson said that in the last initiative the pedestrian mall was the focus and evolved into two factions with strong feelings on both sides. Council decided at that time that there wasn't a strong consensus. Any future effort of this Council will be to take a strong look at community input and try to find out what the community wants. He said it is like economic development—no one wants to pay and no two people agree with what it looks like. Council will try to educate the community on making informed choices and develop a plan. Taking a slower time and doing it well is an asset. He said that City Fest is a good way to meet people and hear their ideas.

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Page 3 of 3

VII. COMMISSIONER COMMENTS

- There were none

VIII. PLANNING UPDATE. Director Westbay updated the Commission on recent activity in the Community Development Office. Staff has been working on:

- City Fest;
- The Gunnison Rising Major Change was heard at Council on July 23rd and Council will consider the first reading at next meeting in August;
- The Family Dollar project has started;
- The architectural plans for City Hall and the Police Department. With the Police Department relocating, staff has been trying to determine how to reconfigure space usage in City Hall. Community Development may move upstairs, Finance may move into the space currently occupied by Community Development, there may be modifications to the Records Office for City Clerk records, and there may be some meeting space downstairs. Once the plan is figured out a budget for the project will be presented to City Council. There are 29 single pane windows that should be replaced and the HVAC system, which is costing a lot each year for maintenance, should be replaced. Commissioner Tocke suggested the City do an energy audit.
- Staff is taking some vacation days during the summer; and
- There are quite a few projects going on. Chair Larson asked how building permits are going. Director Westbay replied that because of the commercial jobs the valuations are great. He sees it as a spike right now, but the new budget can't be based on this spike.

IX. ADJOURN. Chair Larson adjourned to a Work Session at approximately 7:32p.m.

Greg Larson, Chair

Attest:

Pam Cunningham, Secretary